CPS Long-Range Capital Improvement Plan

BOE Meeting 6/8/2021

Phase 1: Roofs & HVAC Systems Across District

This report is the first installment of the CPS Long-range Capital Improvement Plan (CIP) focusing only on the short and long-term needs of the districts roofs and HVAC systems. Over the next 2-3 years Mario Hurtado and his team will create similar plans for all maintenance systems, equipment, and furniture/hardware throughout the district.

The recommendations in these plans will establish both short term areas of urgency, and an understanding of the long-term financial implications so CPS, the BOE, and town can prepare accordingly.

Bacon Academy - Short Term

- Oil Tank replacement, remediation and aesthetics - $200-300,000
- HVAC repair/replace as needed
- Kitchen equipment - dispose and repair
- Roof - Repairs for current FY $29,000, on-going $15-25,000
    - Can make due for 5-10 years
    - Roof at End of Life
    - Regular maintenance deferred for years, lack of funding

Bacon Academy - Long Term 8-10 Years

- HVAC equipment, supplies and installation $6.5 to 7.0 million
- New Roof - 30 Year warranty $3.5 million (63% grant funded)
- Carpeting & flooring, painting, window treatments, bathrooms
- Driveway, parking lot, pavers along bus lanes
- Fields,field drainage, tennis courts, field house
- Other: doors, door hardware, wiring, ceiling repair, comprehensive interior painting
- Kitchen design and refurbishment
- Interior Lighting
- Exterior Lighting
- BMS-EMS

Bottom Line

- Need to fund immediate needs for repairs/replace to bring to baseline
- Need to fund regular preventative maintenance now and on-going to lengthen life of many systems and roofing
- Need to fund future expenses now to avoid major funding peaks and more expensive repairs
- Need to plan for major building project at Bacon Academy 5-10 years (if immediate and regular maintenance funded)

WJJMS

- Recommend adding $10,000 to reserves in next FY and then stepping up to $20,000 within 5 years for mechanical repairs and roofing PM

JJIS

- 4 years remaining on roof warranty
- $9,000 per year in roof PM
- Two options for roof:
  - Wait until end of life in 10 years and replace fully @ $3,000,000 with 30 year warranty (63%)
  - Recondition sections of roofing for 20 year warranty, $100,000-$150,000 per section, can be done over time every 2 years starting in 2 years, for 5-10 years (no grant %)
- See last slide

CES

- Roof in good condition, needs regular maintenance
- $5,000-10,000 per year
- See last slide

Recommended Immediate Action: EOY & ARPA Funding

EOY Funding (transfer from electricity line):

● Bacon Academy	$80,000
● WJJMS	$10,000 Reserves
● JJIS	$50,000 Roof & mechanical repairs
● CES	$50,000 Roof & mechanical repairs

ARPA Funding	$500,000 HVAC repair & replacement for 3 buildings